



**SEALED BID SALE
SALE OF REAL ESTATE
HENRICO COUNTY, VIRGINIA**

Sealed bids will be accepted by the Virginia Department of Transportation (VDOT) in the Central Office located at 1401 East Broad Street, Richmond, Virginia 23219, until, but no later than, 10:00 AM, August 20, 2010 for the following property:

The subject property is located on the eastern side of Tuxedo Boulevard, approximately .1 mile south of Nine Mile Road. Said property is rectangular in shape, has a gentle terrain and lies on grade with Tuxedo Boulevard. The property has a total acreage of 0.045 acre, more or less with approximately 25 feet of road frontage and a depth of approximately 80 feet.

Bids must be submitted in the manner prescribed in the "Instruction to Bidders" available from VDOT, accompanied by a certified check, cashier's check or money order in the amount of 10% of the bid as a deposit. The successful bidder's deposit will be applied toward the purchase price. All others will be returned. Closing shall occur within 90 days after approval of sale. The value placed on this parcel is \$5,000.00.

Employees of VDOT, their immediate families or any person employed with the valuation and/or acquisition of this property are ineligible to bid. The right is reserved to reject any and all bids. The property is being sold "as is" with conveyance by deed without warranty. For further information and proposals, contact VDOT at the above address or call Zenobia Diamond at (804) 786-2955.

All bids must be submitted on the Bid Proposal Form by the stated deadline for consideration.

Bid Proposal Form Sealed Bid Sale Dated August 20, 2010.
www.virginiadot.org/business/pmi/Richmond.asp

BID PROPOSAL FORM SEALED BID SALE DATED AUGUST 20, 2010

Virginia Department of Transportation
1401 East Broad Street
Richmond, Virginia 23219
Attention: Program Manager
Property Management Section

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated August 20, 2010, and that he/she has inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid Sale dated August 20, 2010.

The undersigned hereby agrees to purchase the property located in the County of Henrico, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated August 20, 2010, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

NOTE: Face of envelope must bear the words "SEALED BID SALE, dated August 20, 2010.

INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED August 20, 2010

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the County of Henrico, Virginia, fronts on Tuxedo Boulevard and is known as "Parcel 147" on the attached plan sheet.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until 10:00AM, August 20, 2010.
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale, dated August 20, 2010." The outer envelope shall be addressed as follows:

Virginia Department of Transportation
1401 East Broad Street
Richmond, Virginia 23219
Attention: Program Manager
Property Management Section

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after 10:00AM, August 20, 2010, will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.

10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form
Instructions to Bidders
Property Description
Fact Sheet
Plat/Plan Sheet(s) of Property

For further information, contact: Zenobia M. Diamond
Land Acquisition & Property Management Agent II
Virginia Department of Transportation
1401 East Broad Street
Richmond, Virginia 23219
Telephone: (804) 786-2955

SEALED BID SALE DATED August 20, 2010

PROPERTY DESCRIPTION

That certain parcel of land and improvements located in the County of Henrico fronting on Tuxedo Boulevard known as "Parcel 147" and containing .045 acre, more or less; being a portion of the same real estate acquired by deed dated 4/26/65, recorded in Deed Book 631-A, Page 424, in the Circuit Court records of Henrico County, Virginia, and more specifically described as follows:

The subject property is located on the eastern side of Tuxedo Boulevard, approximately .1 mile south of Nine Mile Road. Said property is rectangular in shape, has a gentle terrain and lies at grade with Tuxedo Boulevard. The property has a total acreage of 0.045 of an acre, more or less with approximately 25 feet of road frontage and a depth of approximately 80 feet.

FACT SHEET
SEALED BID DATED August 20, 2010

LOCATION:

The subject property is located on the eastern side of Tuxedo Boulevard, approximately .1 mile south of Nine Mile Road.

ACREAGE:

.045 of an acre, more or less

IMPROVEMENTS (if any):

None

DESCRIPTION:

That certain parcel of land located in County of Henrico fronting on Tuxedo Boulevard known, numbered and designated as "Parcel 147", .045 of an acre, more or less, 2,000 square feet, more or less.

UTILITIES AVAILABLE:

Electric, Telephone, Water, Sewer and Gas

PARKING AVAILABLE:

Yes

EASEMENTS AND ENCUMBRANCES:

Subject to easements of record.

ZONING:

R-5

TAX MAP ID#: 510129

